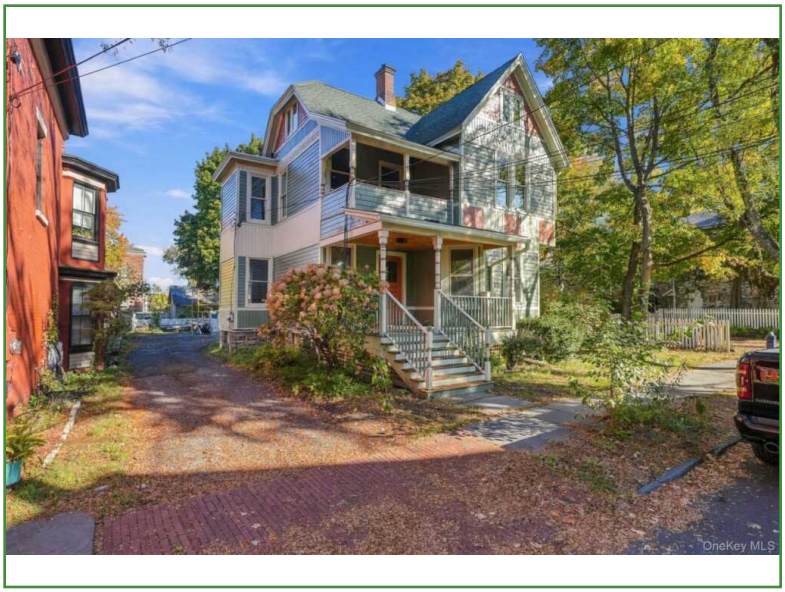
HUDSON VALLEY
REAL ESTATE BROKERAGE



85 John Street
Kingston, NY 12401
For Sale: $1,200,000

Type:	Single Family
MLS#:	1074241
Square Footage:	2,616

85 John Street | Historic Queen Anne Victorian Historic architecture, mixed-use potential & an exceptional investment opportunity! Located in the heart of Uptown Kingston's celebrated Stockade District, 85 John Street presents a rare opportunity to acquire a distinctive Queen Anne Victorian building offering historic character, architectural charm, and exciting possibilities for its next chapter. This handsome Victorian property, with its distinctive architectural details and commanding presence, is part of the remarkable historic landscape that makes Kingston's Stockade District one of the Hudson Valley's most sought-after destinations. Offering parking for up to eight cars and situated adjacent to the vacant, buildable lot at 47-49 Crown Street, the property presents an especially attractive opportunity for investors and owner-users. Its location among centuries-old buildings, established businesses, restaurants, galleries, and cultural attractions creates an exceptional setting. Currently vacant, with renovations underway, the building offers an opportunity to complete and customize the property for a variety of potential uses. The first floor lends itself to professional offices, creative workspace, or commercial occupancy, while the second floor presents possibilities for residential living or rental income. The combination of commercial and residential space offers attractive flexibility and potential for multiple income streams, subject to applicable zoning and municipal approvals. The property is situated near Kingston's legendary Four Corners, celebrated for its extraordinary collection of pre-Revolutionary stone buildings at one of America's most historic intersections. This remarkable setting continues to attract businesses, residents, investors, and visitors drawn to the area's rich heritage and vibrant cultural community. Part of the Stockade District Portfolio -- Also offered individually 85 John Street is one of five parcels comprising the extraordinary Stockade District Portfolio, a rare assemblage of historic properties encompassing 43-45 Crown Street, 47-49 Crown Street, 57-59 John Street, 82 John Street, and 85 John Street. The entire five-parcel portfolio remains available for purchase, with individual properties also being offered separately. Whether envisioned as a distinctive professional address, an income-producing mixed-use investment, or a thoughtfully restored historic property, 85 John Street offers the opportunity to participate in the continued evolution of Kingston's extraordinary Stockade District. A historic Victorian. A prime Stockade District location. Exceptional possibilities for its next chapter.

Listing Details

Asking Price: $1,200,000
MLS ID: 1074241
Status: Active
Last Update: 11/18/2026
Type: Single Family
Added: 2 Day(s) Ago

Property Details

Address: 85 John Street
Zip: 12401
Total Bathrooms: 0
City: Kingston
County: Ulster
Basement: Full
State: NY
Square Footage: 2,616
Siding: Frame

Location Details

Lot Size: 0.1543 Acres
Water Access: No
Lot Description: Back Yard, Historic District, Water Front: No

School Details

School District: Kingston

Heating, Cooling, & Utility Details